

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

March 20, 2014

1:00 P.M.

Minutes

PRESENT

Martin Cabrera
Michael Kelly
Andrew Mooney
Olga Camargo
Les Bond
George Migala
Rebekah Scheinfeld
Patricia Scudiero
Terry Peterson
Daniel Sih
Smita Shah
Doris Holleb
Bishop John R. Bryant
Alderman Edward Burke
Alderman Walter Burnett
Alderman Joseph Moore
Alderman Thomas Tunney

ABSENT

Linda Searl
Euclid Walker
Alderman Daniel S. Solis
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on March 20, 2014.
- III. The Minutes of the February 20, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 10, under Adjacent Neighbors, item number 11 through 14 under Negotiated Sales, items numbered 15 through 17 under Acquisitions and Dispositions and item number 18 under Tax Increment Financing were approved by an omnibus vote of 10-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5522 South Aberdeen Street. (14-013-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5219 South May Street. (14-013-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3321 West Adams Street. (14-013-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8120 South Dorchester Avenue. (14-013-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3725 West Lexington Street. (14-013-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4921 South Laflin Street. (14-013-21)
7. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3034 West Jackson Boulevard. (14-013-21)
8. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4029 West Lexington Street. (14-013-21)
9. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 11947 South Harvard Avenue. (14-013-21)
10. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6540-42 South University Avenue. (14-013-21)

Negotiated Sales

11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 51 East 102nd Street. (14-012-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4113 West Jackson Boulevard. (14-014-21)
13. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 9610 South Ewing Avenue. (14-015-21)
14. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4401 South Honore Street. (14-016-21)

Acquisitions and Dispositions

15. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land and building to Holstein Development for the purpose of preserving and redeveloping an existing building for the property located at 6315-23 South Cottage Grove Avenue and 6314 South Maryland Avenue. (14-017-21)
16. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the Chicago Public Schools for a private driving lane and parking lot for Bret Harte School for the property located at South Cornell Avenue and East 56th Street. (14-021-21)
17. A resolution recommending a proposed ordinance authorizing the disposition of Chicago Public Schools land to the City of Chicago to convey to Solstice on the Park, LLC for the property located at South Cornell Avenue and East 56th Street. (14-021-21)

Tax Increment Financing

18. The 119th/Halsted Tax Increment Financing Redevelopment Project Area Amendment No. 2. The TIF boundaries are, generally, bounded by 113th Street on the north, Calumet Avenue on the south, Wentworth, Wabash and Union Avenues on the east and Morgan, Green and Peoria Street on the west. (14-011-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. Green Healthy Neighborhoods (GHN) is a 10- to 20-year planning strategy to maximize the use of vacant land and other neighborhood resources within the communities of Englewood, West Englewood, Washington Park, Woodlawn and parts of the New City, Fuller Park and Greater Grand Crossing community areas. The GHN strategy provides recommendations involving housing, retail, manufacturing, green infrastructure, urban agriculture and productive landscapes, historic resources, and open space. **Adopted 14-0, yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Scheinfeld, Scudiero, Shah, Sih, Tunney, and Cabrera**
2. A proposed map amendment in the Peterson Industrial Corridor, submitted by Chicago Food Corp., d/b/a Hi Mart, for the property generally located at 5825 North Tripp Avenue. The Applicant proposes to rezone the property from M2-1 (Light Industry District) to C3-2 (Commercial, Manufacturing and Employment District), in order to permit the addition of retail sales within the existing building at this location. **Approved 15-0, yeas - Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Scheinfeld, Scudiero, Shah, Sih, Tunney, and Cabrera**
3. A proposed amendment to Residential Business Planned Development No. 681 submitted by the Applicant, 2138 S. Indiana, LLC, for the property generally located at 2138 S. Indiana Avenue. The amendment to the planned development will allow 25% of the accessory required parking spaces for residential to be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal use. The site is improved with a multi-story residential building with ground floor retail and accessory parking. No new construction is planned for this technical amendment. **Approved 14-0, yeas - Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Scheinfeld, Scudiero, Shah, Sih, and Cabrera**

4. A proposed technical amendment to Residential Planned Development No. 156 submitted by Moody Bible Institute, for the property generally located at 171 West Oak Street. The amendment to the planned development would allow student housing as a permitted use. The site is improved with a multi-story residential building. No new construction is planned for this technical amendment. **Approved 14-0, yeas - Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Scheinfeld, Scudiero, Shah, Sih, and Cabrera.**

5. A proposal for a planned development, submitted by 1600 N. Milwaukee Ventures LLC., for the property generally located at 1600-1626 North Milwaukee Avenue. The Applicant is proposing to restore and reuse the existing 12 story and 5 story structures on the site, additionally a rooftop addition is proposed for the 12 story building and a new 2 story addition is proposed adjacent to the 5 story structure. The buildings will incorporate 120 hotel keys along with retail uses on the ground floor and 10 parking stalls and 1 loading berth. The Applicant is requesting to rezone the property from M1-2 (Limited Manufacturing / Business Park District) and B3-2 (Community Shopping District) to B3-5 (Community Shopping District) and then to a Business Planned Development. **Approved 12-0, yeas - Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Scudiero, Shah, and Cabrera**

6. A proposed zoning map amendment in the Pilsen Industrial Corridor and a Waterway Heliport Planned Development application submitted by 2420 South Halsted Chicago, LLC, for the property generally located at 2408 - 2424 South Halsted Street. The applicant proposes to construct a private heliport with a terminal building, a touchdown and lift-off area, taxiway, fueling station, 14 helipads, and service facilities on an approximately 4.6-acre site along the South Branch of the Chicago River. The property is currently zoned Planned Manufacturing District Number 11 and will be rezoned to Waterway Heliport Planned Development.
Map Amendment Approved 16-0, yeas – Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Peterson, Scudiero, Shah, Sih, Scheinfeld, Tunney, Burke, and Cabrera

Planned Development Approved 16-0, yeas – Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Peterson, Scudiero, Shah, Sih, Scheinfeld, Tunney, Burke, and Cabrera

Adjournment: 4:15 PM